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Christine Gleckner, AICP
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MEMORANDUM

Via Courier

TO: Sophia S. Fisher, Planner, Loudoun County Department of Planning
FROM: Christine Gleckner, AICP
DATE: August 27, 2010
RE: SPEX 2009-0018, Goose Creek Village Clubhouse

This application is for a special exception for a community center (under the definitions contained in the Zoning Ordinance) in the R-16 zoning district. The clubhouse proposed by the applicant will serve the 591 unit residentially zoned portion of the Goose Creek Village North mixed-use community. The clubhouse sits at the terminus of Hay Road and is part of the civic use block for the residential community which also includes the pool and a tot lot. The clubhouse is located on the second floor of the building, with the first floor serving as the bathhouse for the pool. Due to the site's topography, however, the building appears as a one-story building on the side facing Hay Road.

The Planning Commission public hearing was held on September 17, 2009, at which time the Commission referred this application to a work session for further discussion. The items for discussion included the architecture of the building, building occupancy, and parking. At the time of public hearing, the building architecture had not yet been developed. This application is returning for the Planning Commission work session, since the architects have not prepared conceptual renderings of the building for the Planning Commission, which is enclosed with this memo. Zoning staff clarified the parking requirements in the e-mail dated September 30, 2009, which stated that the parking requirement is based on the clubhouse maximum occupancy only. The architects have determined that the building occupancy is 65 persons, with a parking requirement of 17 spaces. There are 23 spaces in the parking area in front of the clubhouse, with additional off-street parking space located behind the pool and on-street parking along Pilate Terrace located along the south side of the pool block.

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ATTORNEYS AT LAW

The clubhouse is primarily used for monthly HOA meetings and for small parties by residents. The larger, annual HOA meetings will need to be held off-site at a school or library. The applicant's experience is that the proposed size is adequate for this type of residential community. Generally, the residents prefer not have the higher HOA fees that would result from maintaining a larger facility that would be under utilized.

Gleckner, Christine E.

From: Fish, Brian [Brian.Fish@loudoun.gov]
Sent: Wednesday, September 30, 2009 3:59 PM
To: Gleckner, Christine E.
Cc: Fisher, Sophia
Subject: RE: Goose Creek Village North clubhouse SPEX

Hi Chris

Although there is a maximum occupancy set for the swimming pool (I think the Health Department sets this?), for Zoning purposes we determine the off-street parking requirement based solely on the occupancy of the clubhouse / community center portion of the facility. We do not consider the swimming pool capacity at all in determining the off-street parking requirements for the facility.

So as we discussed earlier this afternoon on the phone, in this case your occupancy limit will be limited to whatever is set by the Fire Marshall, as you have plenty of parking off-street for the Goose Creek Village North facility. Please let me know if there are any questions or if you need anything else from me on this!

--Brian

Brian Fish
Zoning Planner
Loudoun County, VA
703-737-8223

From: Gleckner, Christine E. [mailto:cgleckner@ldn.thelandlawyers.com]
Sent: Wednesday, September 30, 2009 3:06 PM
To: Fish, Brian
Subject: Goose Creek Village North clubhouse SPEX

Brian,
The Planning Commission is interested in us increasing the capacity of the proposed clubhouse. I would like to speak with you about the parking requirements, since that currently is the primary factor limiting the capacity of the proposed clubhouse. Could you give me a call to discuss this at your earliest convenience?
Thanks, Chris

Christine Gleckner, Land Use Planner
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8/27/2010

Goose Creek Clubhouse



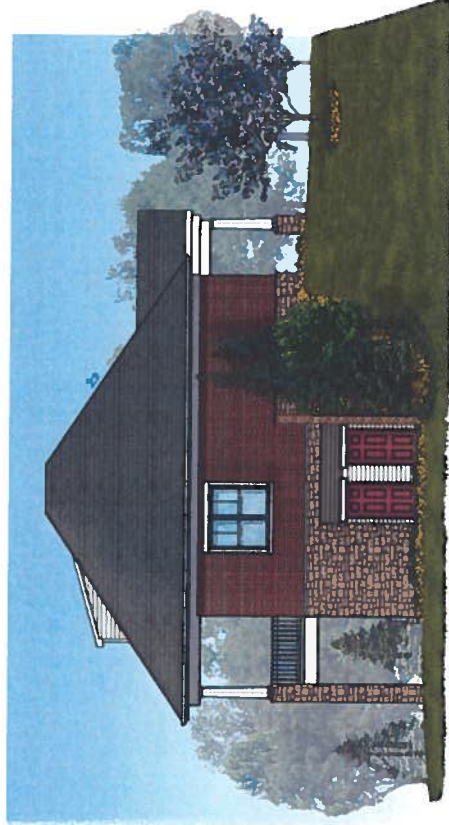
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



Designated Goose
Creek Green Space
Reserve

Centex Homes
Phase II

Century Corner
Commercial & Office

Goose Creek Village
Retail

Century Corner
Commercial & Office

Centex Homes
Phase I